

152.0

0009

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

673,800 /

673,800

USE VALUE:

673,800 /

673,800

ASSESSED:

673,800 /

673,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		GRAND VIEW RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HARTMAN MARK R & LILLIAN	
Owner 2:	
Owner 3:	
Street 1: 99 GRAND VIEW RD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: NEWLYN PROPERTIES LLC -
Owner 2: -
Street 1: 99 GRAND VIEW RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 5,057 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Wood Shingle Exterior and 1638 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Street
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 5057 Sq. Ft. Site 0 80. 1.13 9

IN PROCESS APPRAISAL SUMMARY

Legal Description							
101 5057.000 216,400 457,400 673,800							
Total Card 0.116 216,400 457,400 673,800	Entered Lot Size						
Total Parcel 0.116 216,400 457,400 673,800	Total Land:						
Source: Market Adj Cost	Land Unit Type:						

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	216,500	0	5,057.	457,400	673,900	673,900	Year End Roll	12/18/2019
2019	101	FV	198,500	0	5,057.	428,800	627,300	627,300	Year End Roll	1/3/2019
2018	101	FV	192,900	0	5,057.	354,500	547,400	547,400	Year End Roll	12/20/2017
2017	101	FV	192,900	0	5,057.	325,900	518,800	518,800	Year End Roll	1/3/2017
2016	101	FV	192,900	0	5,057.	297,300	490,200	490,200	Year End	1/4/2016
2015	101	FV	192,000	0	5,057.	291,600	483,600	483,600	Year End Roll	12/11/2014
2014	101	FV	192,000	0	5,057.	271,000	463,000	463,000	Year End Roll	12/16/2013
2013	101	FV	192,000	0	5,057.	257,800	449,800	449,800		12/13/2012

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
NEWLYN PROPERTI	74964-422	1	6/25/2020
OUSBACK DIANE L	66283-469		585,000 No No
KAZANJIAN LEO &	44444-403	1/7/2005	Clara L Kazanjian dod 6/1/1999
	11760-222	10/30/1969	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2020	1105	Siding	20,000	C				
12/7/2011	1592	Re-Roof	9,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2020	SQ Returned	JO	Jenny O
7/16/2020	SQ Mailed	MM	Mary M
5/2/2018	Meas/Inspect	BS	Barbara S
4/1/2016	SQ Returned	MM	Mary M
1/15/2009	Meas/Inspect	336	PATRIOT
9/30/1999	Meas/Inspect	243	PATRIOT
7/24/1993		RV	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

Total Card / Total Parcel

673,800 /

673,800

673,800 /

673,800

673,800 /

673,800



